

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 25, 2007, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Chanchanit Martorell, Commissioner
Victor Viramontes, Commissioner
David P. White, Commissioner

Sheldred Alexander, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING: 4, 5 and 6

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and **provided that the Commission retains jurisdiction over the case.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.lacity.org/PLN**. Click the **"Meetings and Hearings" quick link. Agenda is available under the Central service area.**

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaed here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **APCC-2006-7728-SPE-SPPA-SPP**

CEQA: ENV-2006-3425-MND
Plan: Westlake

Council District: 1
Location: 485-495 South Hartford Avenue and
1453 West 5th Street
Expiration Date: 9/25/07
Appeal Status: Appealable to Council

Continued from August 28, 2007

Public hearing completed on March 16, 2007

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F 1(f) of the Municipal Code, from Section 6.F.2 of the Central City West Specific Plan (Ordinance No. 176,519) for the following:

- a. To permit a project with a zero foot front yard setback in lieu of the minimum 15 foot front yard otherwise required;
- b. To permit a project with a zero foot side yard in lieu of the minimum 8 foot side yard otherwise required.

PROJECT PERMIT ADJUSTMENT, pursuant to Section 11.5.7E of the Municipal Code, from Section 8.D (Appendix D) to permit a total of 5,835 square feet of open space in lieu of the 6,975 square feet required by the Specific Plan.

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, determination with the Central City West Specific Plan for the proposed construction, use and maintenance of a five-story (75 feet in height) 49-unit residential condominium and six foot high block wall providing 110 parking spaces on a 17,453 square foot irregular shaped site in the R5(CW)-U/6 zone of the Central City West Specific Plan. (Note Tentative Tract No. 65792 was approved with conditions by the Advisory Agency for condominium purposes on December 15, 2006)

APPLICANT: Saied Issacson, Hartford Capital Group, L.P.

STAFF RECOMMENDS APPROVAL
Lynda Smith (213) 978-1170

4. [AA-2007-1114-PMEX-1A](#)

Plan: Hollywood

Council District: 4
Location: 6423 & 6427 Ivarene Avenue
Expiration Date: N/A
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the Deputy Advisory Agency's approval of a Lot Line Adjustment between two legal recorded lots under the same ownership.

APPLICANT: Celeste Vos
APPELLANT: Mark Lovequist c/o 6423 Ivarene Partners, LLC

STAFF RECOMMENDS DENIAL OF THE APPEAL
Lynn Harper (213) 978-1467

5. [ZA -2006-10405-ZV-1A](#)

CEQA: ENV-2006-10406-CE
Plan: Hollywood

Council District: 4
Location: 2800 East Observatory Road
Expiration Date: 9/29/07
Appeal Status: Zone Variance further appealable, if granted

PUBLIC HEARING

TWO APPEALS from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.04.05-B, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption during catered events at the Griffith Park Observatory, in the Observatory Café, and Special Event Catering elsewhere on the site.

APPLICANT: Wolfgang Puck Catering and Events;
Representative: Nancy Patterson
APPELLANTS: 1) Marian Dodge, Los Feliz Improvement Association
2) Tom Ford, Vermont Neighborhood Association

STAFF RECOMMENDS DENIAL OF APPEAL
Albert Landini (213) 978-1318

6. [ZA-2006-5732-CUB-CUX-ZV-1A](#)
CEQA: ENV-2006-5733-MND
Plan: Hollywood

Council District: 13
Location: 6504-6508 Hollywood Blvd.
Expiration Date: 9/29/07
Appeal Status: CUB/CUX not further
appealable; ZV further appealable, if
granted

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approvals of: **1)** Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a theater entertainment component with a total of 13,000 square feet of floor area, including a 745 square-foot restaurant and with outdoor seating for 12-16 patrons along Hollywood Boulevard; **2)** Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a Conditional Use to permit dancing and live entertainment within a theater entertainment venue; and **3)** Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a Variance to permit off-site parking secured by lease in lieu of a recorded covenant and agreement, as required under Section 12.26-E,5.

APPLICANT: Matt Portnoff; Representative: Michael Gonzales
APPELLANT: Tricia La Belle, The Hollywood Hospitality Association

STAFF RECOMMENDS DENIAL OF APPEAL
Eric Ritter (213) 978-1321

7. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central Area Planning Commission
will be held at 4:30 p.m. on Tuesday, October 9, 2007,
at 200 North Spring Street, Room 1060, City Hall,
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.